



City of
GREENFIELD, MASSACHUSETTS

PLANNING & DEVELOPMENT DEPARTMENT

Roxann Wedegartner
Mayor

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.org • www.greenfield-ma.gov

September 26, 2023

Greenerside Holdings, LLC
Attn: Rich Ferrara
600 Smith Street
Brooklyn, NY 11231

Certified Mail #: 7022 2410 0003 4577 6965

Dear Mr. Ferrara:

On September 26, 2023 the decision for the approved special permit for property located at 180 Laurel Street (Assessor's Tax Map R41, Lots 2 & 2F) in Greenfield was filed with the City Clerk. The twenty day appeal period begins on September 26, 2023 and so will end on Monday, October 16, 2023. If there are no appeals you may pick up the certified decision and recording verification form from the City Clerk's office after the 20th day (any day after October 16th). There is a \$10.00 fee for picking up the certified decision and recording verification form from the City Clerk's office. After the decision and recording verification form have been picked up, bring it with a \$105.00 check to the Franklin County Registry of Deeds to get it recorded. The recording verification form must be filled out by the Registry of Deeds as proof of recording. Once completed by the Registry, please return the recording verification form to the Department of Planning and Development.

Please note that the ZBA approval does not constitute you being allowed to begin construction without all appropriate permits. Various permits from multiple town departments may still need to be obtained and it is up to you to contact relevant departments and obtain approval on all permits before work begins. Contact names and numbers are listed on the attached sheet. Please contact the Inspections and Enforcement Center at (413) 772-1404 for more information. If you have any questions regarding the special permit please contact me at (413) 772-1549 or at eric.twarog@greenfield-ma.gov.

Sincerely,

Eric Twarog, AICP
Director of Planning and Development

Enclosure: City Department Contacts

SPECIAL PERMIT
CITY OF GREENFIELD, MA.
14 COURT SQUARE
GREENFIELD, MA 01301
413-772-1549



THE COMMONWEALTH OF MASSACHUSETTS
CITY OF GREENFIELD

Notice is hereby given that the Greenfield Zoning Board of Appeals granted a special permit for property located at 180 Laurel Street (Assessor's Tax Map R41, Lots 2 & 2F), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(C16); 200-7.17; 200-8.3 and 200-8.4 of the Zoning Ordinance, in order to allow the construction of an indoor marijuana cultivation facility with accessory retail at this location with the following conditions:

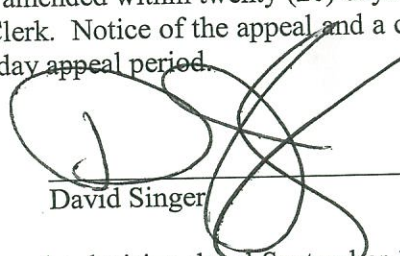
- 1) The Applicant shall adhere to the revised plan set dated August 25, 2023;
- 2) The Applicant shall adhere to the submitted application materials and as presented to the Board;
- 3) The Applicant shall submit the letter of approval for the security plan from Police Chief Robert Haigh within 60 days of approval;
- 4) No more than one (1) tractor trailer truck delivery shall be allowed per month. The deliveries shall occur between 7:00 a.m. and 5:00 p.m. Monday through Friday;
- 5) The Hours of operation for the indoor marijuana cultivation facility shall be 7:00 a.m. to 10:00 p.m. seven (7) days per week;
- 6) The hours of operation for the accessory marijuana retail establishment shall be 10:00 a.m. to 8:00 p.m. seven (7) days per week.

The hearing on this special permit was opened on September 14, 2023 and closed on September 14, 2023.

The Zoning Board of Appeals hereby certifies that a copy of this decision and all plans referred to in this decision have been filed with the City Clerk on Sept 26, 2023

An appeal from the decision of the Zoning Board of Appeals may be made by any person aggrieved pursuant to MGL chapter 40A, section 17 as amended within twenty (20) days after the date of filing of a notice of decision in the Office of the City Clerk. Notice of the appeal and a copy of the complaint shall be given to the City Clerk within the twenty-day appeal period.

Board of Appeals:



David Singer Chairman

The Greenfield Zoning Board of Appeals issued a decision dated September 14, 2023 on the application of Greenside Holdings, LLC c/o Rich Ferrara for property located at 180 Laurel Street (Assessor's Tax Map R41, Lots 2 & 2F), in Greenfield, Massachusetts, Book 7815 Page 218. This decision was duly filed in the office of the City Clerk on SEPT. 26, 2023. Twenty (20) days have passed and no appeals are pending.

Attest:

OFFICE OF THE
CITY CLERK
2023 SEP 26 AM 9:27
GREENFIELD, MASS

Date issued: _____

cc: Applicant, Assessor, Inspector of Buildings, Department of Public Works, Fire Department, Licensing Commission, Planning Board, Abutters, Public hearing attendees requesting notification, Planning Board abutting Towns - Gill, Bernardston, Leyden, Colrain, Shelburne, Deerfield, Montague.

Greenerside Holdings, LLC c/o Rich Ferrara
For property located at 180 Laurel Street (Assessor's Tax Map R41, Lots 2 & 2F)
September 14, 2023

At a public meeting on Thursday, September 14, 2023 at 6:45 p.m., in the 2nd Floor Meeting Room of 20 Sanderson Street, the Greenfield Zoning Board of Appeals held a public hearing on the application of Greenerside Holdings, LLC c/o Rich Ferrara for property located at 180 Laurel Street (Assessor's Tax Map R41, Lots 2 & 2F), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(C16); 200-7.17; 200-8.3 and 200-8.4 of the Zoning Ordinance, in order to allow the construction of an indoor marijuana cultivation facility with accessory retail at this location. Chairman Singer explained the public hearing process to the Applicants. Wozniak read the public hearing notice into the record. Members of the Board sitting were David Singer, Chairman; Peter Wozniak, Clerk; James Winn; Debra Gilkes; and Mark Maloni. The following project proponents were present: Tony Wonseski, P.E., SVE Associates; Rich Ferrara, Jason Kramer, and A.T. Desta of Greenerside Holdings.

- Ferrara Mr. Ferrara gave an overview of the project to the Board. He stated that Greenerside Holdings is proposing a 30,000 square foot indoor marijuana cultivation facility with a 2,000 square foot accessory marijuana retail outlet store at 180 Laurel Street.
- Wonseski Mr. Wonseski gave an overview of the history of the site to include previous uses over time. He reviewed existing conditions to include soil types. Because of the soil type at the site, drainage can be infiltrated into the ground. He reviewed the submitted site plan with the Board to include the site entrance. He stated that some existing asphalt will be removed for open space decreasing impervious surface area. There will be about twenty (20) employees for the cultivation facility which includes the accessory retail store. A new water line will be installed for the cultivation facility. New lighting fixtures will be installed which will be shielded and downcast to meet zoning requirements. He stated that when the Bendix manufacturing facility was operating, there were about 200 parking spaces on site. The new facility will have 107 off-street parking spaces. The proposed hours of operation are 7:00 a.m. to 10:00 p.m. seven (7) days per week for the cultivation facility and 10:00 a.m. to 10:00 p.m. Monday through Saturday and 10:00 a.m. to 8:00 p.m. on Sundays for the accessory retail store. He reviewed the traffic impact statement with the Board.
- Moschella Inquired on why the existing slab isn't being used.
- Ferrara Responded that the metal building they purchased for the cultivation facility does not work with the existing slab.
- Wozniak Inquired on odor control for the facility.
- Ferrara Responded that the steel building they purchased is a sealed building that will also have carbon filters for odor control.
- Maloni No questions.
- Gilkes Asked why they decided to come to Greenfield.
- Kramer Responded that former mayor William Martin reached out to them about the 180 Laurel Street site.
- Gilkes Inquired if the 20 employees are just for the cultivation facility.

Ferrara Responded that there will be 3-4 employees for the accessory retail store and the rest for the cultivation facility.

Winn Inquired if the site as a brownfield site has been cleaned up.

Ferrara Responded yes.

Woknaik Inquired if there will be any backup generators on site for the facility.

Ferrara Responded yes.

Singer Inquired on the type and frequency of trucks to the site.

Ferrara Responded that they will use box trucks for the cultivation facility with an occasional use of a tractor trailer every few months. He stated that vans will be used for the accessory retail.

Wozniak Inquired the required community outreach meeting.

Ferrara Responded that they did hold the required community outreach meeting and that they were well received.

Chairman Singer opened the public hearing up for continued public comment at 8:32 p.m.

Douglas Smith, 142 Laurel Street, Greenfield

He expressed concerns about the hours of operation for the retail store; he believes that 10:00 p.m. is too late. He mentioned the lack of street lights in this area and the need for sidewalk from the Buckley Health Care facility to the property.

Arthur Ruggles, 9 Long Avenue, Greenfield

He stated that he is here to represent the Greenfield Public Library Foundation. He stated that he has been talking to the owners for about 3 ½ years about as donation to the Foundation. They have committed to a six-figure donation with ten percent already given. He stated that Greenerside Holdings is very community oriented and that he is extremely happy for the way that they have supported the community.

Ronald Weeks, 165 Wisdom Way, Greenfield

He stated that he supports the project. He stated that he has had nothing but positive interactions with the property owners since they purchased the property. He expressed concerns about lighting on Laurel Street Ext. as well as the proposed hours of operation for the retail store. Closing at 8:00 p.m. would be more appropriate.

Katherine Boliski, 165 Wisdom Way, Greenfield

She expressed concerns about the retail store being open until 10:00 p.m., she is okay with 8:00 p.m. She expressed concerns about security for the facility.

Al Norman, 21 Grinnell Street, Greenfield

Inquired if former mayor William Martin was mayor when he suggested this site for their development and whether he has any financial interest in the business. Through Chairman Singer, Mr. Ferrara responded yes to the first question and no to the second question. Mr. Norman stated that he supports closing the accessory retail store at 8:00 p.m. as opposed to 10:00 p.m. He requested that the Board consider peer review for this project to review the traffic impact statement. He stated that he thinks that the cultivation being an indoor facility using a sealed steel building is a positive thing as there have been issues with outdoor facilities. He stated that he was uncomfortable with the library donation comments during a public hearing.

Chairman Singer closed the public hearing at 8:53 p.m.

Wozniak read review comments from the Department of Planning and Development; Fire Prevention Officer, Engineering Superintendent, and Board of Health who all had no comments or issues with the project.

Board Discussion/Decision

Greenside Holdings, LLC c/o Rich Ferrara for property located at 180 Laurel Street (Assessor's Tax Map R41, Lots 2 & 2F)

The Board reached consensus that a peer review of the traffic impact statement is not necessary. The Board discussed potential conditions of approval.

Winn **Moved to approve the application of Greenside Holdings, LLC c/o Rich Ferrara for property located at 180 Laurel Street (Assessor's Tax Map R41, Lots 2 & 2F), which is located in the General Industry (GI) Zoning District, for a special permit pursuant to Sections 200-4.11(C16); 200-7.17; 200-8.3 and 200-8.4 of the Zoning Ordinance, in order to allow the construction of an indoor marijuana cultivation facility with accessory retail at this location with the following conditions:**

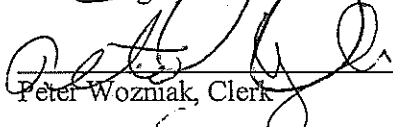
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Wozniak **Seconded the motion.**

VOTED: **With 5 yes votes the motion is declared unanimous.**



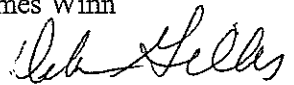
David Singer, Chairman



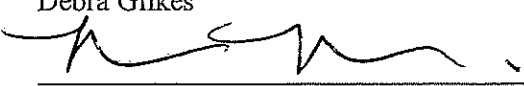
Peter Wozniak, Clerk



James Winn



Debra Gilkes



Mark Maloni